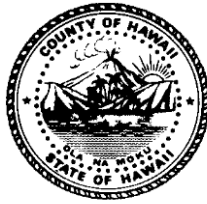


Mitchell D. Roth  
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## County of Hawai'i

### PLANNING DEPARTMENT

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March 24, 2022

Mary Alice Evans, Director  
Office of Planning and Sustainable Development  
Environmental Review Program  
235 S. Beretania Street, Room 702  
Honolulu, Hawai'i 96813

Dear Ms. Evans,

**SUBJECT: Publication of the Draft Environmental Assessment (DEA) Anticipated Finding of No Significant Impact (AFONSI) for the Frey Single-Family Residence Project**

**Applicant: Gregg Frey**

**TMK: (3) 7-5-019:020; North Kona District, Hawai'i**

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The County of Hawai'i Planning Department has reviewed the referenced project in conformance with Hawai'i Administrative Rules (HAR) Section 11-200.1-13 in order to evaluate the sum of effects of the proposed action on the quality of the environment, and to determine if there will be a "significant effect" on the environment. The thirteen (13) criteria listed in HAR 11-200.1-13(b) have been applied to the proposed project. Based on that review, the Planning Department provides the following analysis:

Typically, a proposal to construct a single-family residence does not include any "significant effects" on the environment besides short term impacts such as noise, air quality, or sedimentation which are common to most construction projects. However, in this instance, the proposed dwelling is located on a small (~6700 sq. ft.) parcel and requires a Shoreline Setback Variance (SSV) to accommodate the proposed design which will be sited only 20 feet from the certified shoreline. While the proposed project will not irrevocably commit a natural resource, curtail the range of beneficial uses of the environment, have a substantial adverse effect on welfare, public health, air or water quality, or scenic vistas, and will not involve a substantial degradation of environmental quality now, the Planning Department believes this project may have impacts in the future.

Pursuant to HAR 11-200.1-13(b) – *The proposed [project] may have a significant effect on the environment if it may, (8) Be individually limited but cumulatively have substantial adverse effect upon the environment or involves a commitment for larger actions.* A review of coastal development in the vicinity of the subject parcel indicates that seawall construction is a common

practice as most development is located close to the shoreline, and therefore, is intimately linked to ocean impacts such as flooding, high tides, and sea level rise. While not part of the proposed plan, the Planning Department believes this project will undoubtedly require in the future some form of shoreline hardening structure to preserve the coastal development sited only 20 feet from the current certified shoreline. As such, the proposed project may involve a commitment for larger actions such as the construction of a seawall or retaining wall.

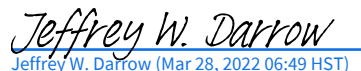
Similarly, pursuant to HAR 11-200.1-13(b) – *The proposed [project] may have a significant effect on the environment if it may, (11) Have a substantial adverse effect on or be likely to suffer damage by being located in an environmentally sensitive area such as a flood plain, tsunami zone, sea level rise exposure area, beach, erosion-prone area, geologically hazardous land, estuary, fresh water, or coastal waters.* The proposed project is located on a small (~6700 sq. ft.) parcel sited adjacent to *coastal waters* which has eroded almost 50% since it was subdivided in the 1960's. It is clear that this site is an *erosion prone area*, and as such may suffer damage by shoreline processes in the future.

The applicant has included a Coastal Erosion Study and Shoreline Assessment report within the Draft EA that indicates there is no plan to construct a seawall, and that the current level of erosion is negligible and will not have an impact on the environment or this proposed project. Based on our review, the Planning Department suggests that while the proposed project will not cause a significant [impact] effect to the environment now, there is a potential for adverse effects to the environment in the future.

The Planning Department hereby transmits this DEA-AFONSI determination for the **Frey Single Family Residence Project**, located on the subject parcel for publication in the next edition of “The Environmental Notice.”

If there are any questions regarding this letter, please contact Alex J. Roy at (808) 961-8140 or via email at [Alex.Roy@hawaiicounty.gov](mailto:Alex.Roy@hawaiicounty.gov).

Sincerely,

  
Jeffrey W. Darrow (Mar 28, 2022 06:49 HST)

JEFFREY W. DARROW  
Deputy Planning Director

AJR:jaa

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Cc (via e-mail): Land Planning Hawaii, LLC

# 03-24-2022 LTR TO OPSD (FREY DEA-AFONSI FOR PUBLICATION)

Final Audit Report

2022-03-28

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Status:	Signed
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